

TRADITION AT WILLBROOK PLANTATION  
BOARD OF DIRECTORS MEETING

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MINUTES

December 15, 2022

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, December 15, 2022 at 1:30 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

**I. CALL TO ORDER**

Mr. McLaughlin called the meeting to order at 1:24 pm. Directors Baughman, Mandroc, Moeller and Philips were present. Also present was Lisa Klein with Kuester Management and Alex Herndon.

Mr. McLaughlin determined a quorum was established.

**II. PRIOR BOARD MEETING MINUTES**

**A motion was made, seconded and all in favor, it was moved that:  
The November 17, 2022 meeting minutes are approved.**

**III. COMMITTEE REPORTS**

- a. Ms. Moeller turned in final receipts for reimbursement costs incurred for the Senior Prom.
- b. Ms. Moeller reported that there were over 70 that attended the Christmas Sing-A-Long.
- c. Will be sending a request to issue the Tradition POA annual donation to Litchfield Beautification.

**IV. ARB**

- a. The covenant revisions are still being reviewed and worked on.
- b. Les Pitzer has indicated interest in serving on the Covenants Committee

**A motion was made, seconded and all in favor, it was moved that:  
Les Pitzer has been appointed to the Covenant Committee**

**V. FINANCIALS**

- a. Mr. Baughman reviewed financials for October.
- b. Mr. Baughman still unclear about the \$14,175 reserve money. Ms. Klein verified again with Traci.

**Motion made, seconded, and all in favor, it was so moved that:  
The October 2022 Financials were approved**

**VI. Building & Grounds**

- a. Alex reported that pest control was conducted, latches were replaced on the tennis courts and will be trimming bushes near the berms at Kings River Road.
- b. Georgetown County Community Watch Officer Weaver, was in attendance. Inquired about currently patrolling in the community. After board discussion, he stated that they will conduct more frequent drive-throughs. He also indicated that he will assist with our speeding issue. He will have a radar speed sign brought into the community periodically to assist us.

- c. Still waiting on Santee Cooper to replace the rusted transformers
- d. The pool handicap chair is not going to be installed. We are currently looking to sell it as our residents do not feel it should be installed.
- e. The new Tradition at Willbrook license plates have been received.
- f. The sidewalk repairs have been completed.
- g. The golf cart crossovers repainting has been completed.
- h. The new Clubhouse Coordinator is Donna Rawlings, and we would like to thank Paul for all his years of service to the Tradition at Willbrook community.
- i. The sidewalk at Confederate intersection needs repairs/replaced.
- j. A concern was brought up regarding additional propane for our Clubhouse grill. A second tank is in the storage room when needed.
- k. Searching for Coastal Asphalt history regarding our street maintenance.

**VII. New Business**

- a. Call for Candidates to be mailed in January 2023
- b. Would like self-addressed envelopes instead of window envelope.

**VIII. NEXT MEETING**

The next meeting is scheduled for January 26, 2023 at 1:30 pm.

**IX. ADJOURNMENT**

- a. Motion made, second and all in favor, and the meeting adjourned at 3:45pm.